

FOR LEASE

YARD SPACE | UP to $\pm 47,700$ SF (± 1.09 acre)

4175 CINCINNATI AVE.

ROCKLIN, CA 95765

Sunset Blvd.



***Smaller yards available down to $\pm 8,750$ SF (0.20 acres)
Potential for on-site office trailers
Minutes from Hwy 65**



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All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.

THE PROPERTY

4175
CINNINNATI AVE

- » Full yard $\pm 47,700$ SF (± 1.09 acres), divisible to $\pm 8,750$ SF
- » Convenient access to Hwy 65 & I-80
- » Zoning: IMU-Dc (Placer County)
- » Ideal low-traffic location at end of cul-de-sac
- » Short term leases considered
- » Fenced, paved (asphalt) and lighted, with private and secure access
- » Available now
- » Lease Rate: Call Broker for more details - Gross + Elec. (power already run)
*Rate dependent upon size occupied and whether Owner facilitates office trailer

